

1ST READING 2-14-06
2ND READING 2-21-06
INDEX NO. _____

2006-013
DeFoor Brothers Development, LLC

ORDINANCE NO. 11798

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE TRACTS OF LAND LOCATED IN THE 2300 BLOCK OF TIMBERLANE TRAIL, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-4 SPECIAL ZONE TO MXU-OZ MIXED USE OVERLAY ZONE.

SECTION 1. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That Ordinance No. 6958, as amended, known as the Zoning Ordinance, be and the same hereby is amended so as to rezone:

Lots 15 thru 23, Timberland Subdivision, Plat Book 20, Page 73, Deed Book 1433, Page 564, Deed Book 2043, Page 645, Deed Book 2237, Page 469, Deed Book 2270, Page 793, Deed Book 2360, Page 686, Deed Book 2596, Page 691, Deed Book 5013, Page 250, Deed Book 5692, Page 240, and Deed Book 7472, Page 422, ROHC. Tax Map 149H-G-002 thru 010.

from R-4 Special Zone to MXU-OZ Mixed Use Overlay Zone.

SECTION 2. BE IT FURTHER ORDAINED, That this rezoning shall be subject to:

1. Review of traffic plan and requirements of the City Traffic Engineer; and
2. Lighting from any commercial or office development needs to be directed away

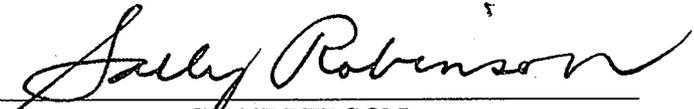
from the abutting R-1 properties.

SECTION 2. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two

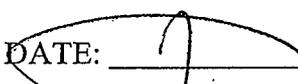
(2) weeks from and after its passage.

PASSED on Second and Final Reading

February 21, 2006.


CHAIRPERSON

APPROVED: DISAPPROVED:

DATE:  2/27, 2006


MAYOR

DML/add

CHATTANOOGA - HAMILTON COUNTY REGIONAL
PLANNING AGENCY



CHATTANOOGA

CASE NO: 2006-0013

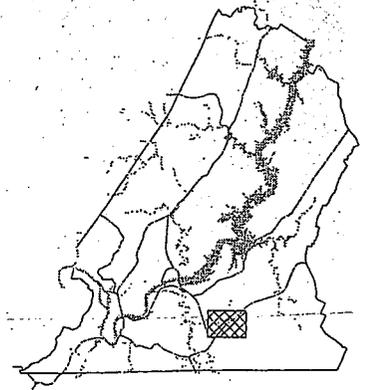
PC MEETING DATE: 1/9/2006

FROM: R-4

TO: MXU-OZ



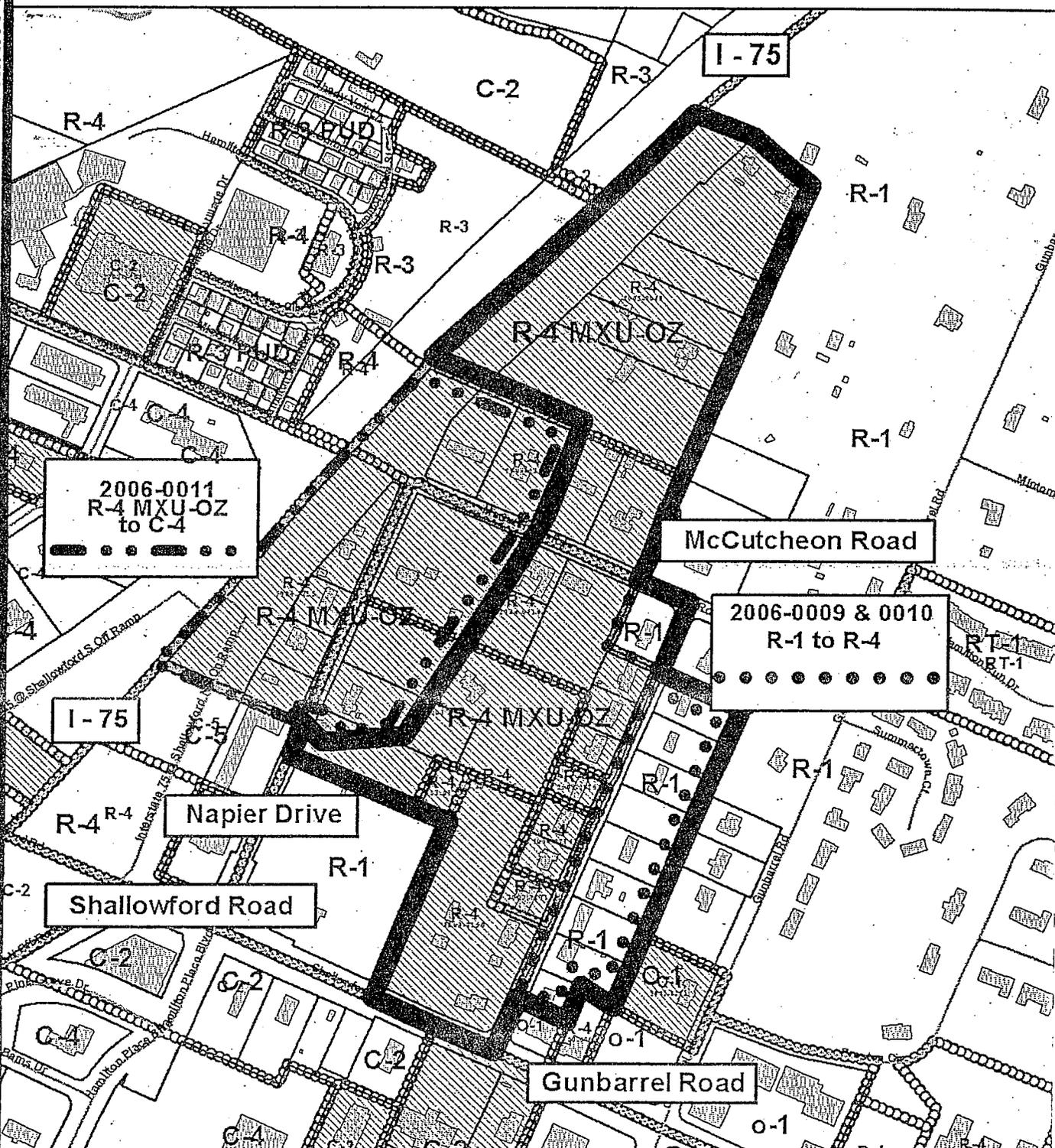
1 in. = 400.0 feet



2006-0013 to R-4 MXU-OZ (26.1+/- Acres)

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2006-013: Approve, subject to:

- 1) Review of traffic plan and requirements of the City Traffic Engineer; and
- 2) Lighting from any commercial or office development need to be directed away from the abutting R-1 properties.



I-75
STATE 75

2006-011
R4 MXU-02
TO
C-4

I-75

0 RETAIL

PARCEL 9 A
OFFICE/RESIDENTIAL

PARCEL 9 B

HOTEL

PARCEL 8

ELAM LN

2006-013
R-4 MXU-02
26.1± Ac



ARCHITECTURE RD

RETAIL 2,000 SF

RETAIL 2,000 SF

RETAIL 4,500 SF

RETAIL 10,000 SF

HOTEL 31,000 SF

PARCEL 2

LIBRARY

PARCEL 6

PARCEL 5

PARCEL 7

PARCEL 1

PARCEL 3

PARCEL 4

RESTAURANT

PARCEL 13

OFFICE

RETAIL/RESIDENTIAL

PARCEL 12

OFFICE

RETAIL/RESIDENTIAL

PARCEL 11

RETAIL/RESIDENTIAL

PARCEL 10

NAPIER DR

SHALLOWFORD RD

